



Mill Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £280,000 Leasehold

- Sought after Wallace Fields area
- Top floor apartment
- Generous double bedroom
- Offering 672 sq ft of space
- Generous kitchen/dining room
- Spacious living room
- Garage in block
- Residents parking
- No ongoing chain
- Walk to Town, Station & Park

Offered with no ongoing chain and set within the highly desirable Wallace Fields area of Epsom, this incredibly spacious 672 sq ft apartment enjoys a fantastic position within this highly regarded development and benefits further from a garage in block and residents parking.

Such is the rarity of these generous one bedroom apartments becoming available, especially within such close proximity of the town centre, station, Alexandra Park & the Ofsted outstanding Wallace Fields infant & junior school, we are recommending immediate viewing to fully appreciate the position and accommodation.

The property has been updated to a good standard throughout and would make a perfect first time buy or be equally suited as a buy to let investment.

The fantastic position blends bright and spacious accommodation with highly practical day to day living. There is a wonderful kitchen/dining room, spacious living room, double bedroom and modern bathroom and with the property benefitting further from a security entry system and communal hallway that provides easy access direct to your front door, it really covers all bases.



The apartment is surrounded by communal gardens with level lawned areas, well stocked beds and borders which are all very well maintained.

The flexibility of space and the way the property flows is unrivalled in our view and provides the perfect layout for social day to day living and entertaining alike, with the added benefit of a healthy remaining lease.

The property is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick

international airports.

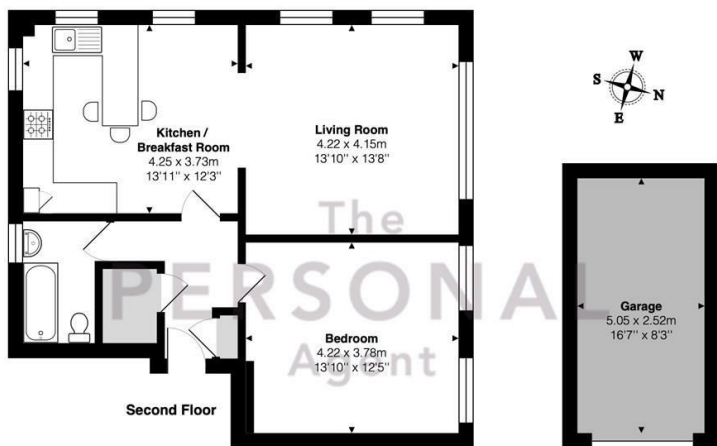
Tenure - Leasehold  
Length of lease (years remaining) - 163  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - 1620.00  
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.









Cleves Court, Mill Road, Epsom  
Total Area: 62.5 m<sup>2</sup> ... 672 ft<sup>2</sup> (excluding garage)  
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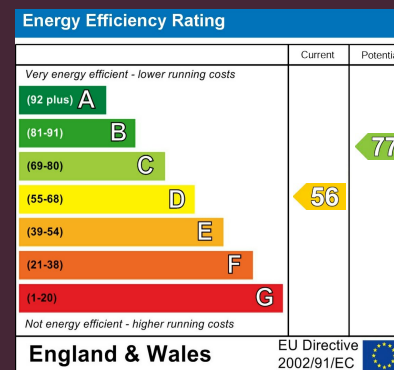
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